

DPD

Director's Rule 1-2006

Applicant: City of Seattle Department of Planning and Development	Page 1 of 3	Supersedes: N/A
	Publication: 12/12/05	Effective: 1/1/06
Subject: Implementation of the Fee Subtitle, Building Valuation Data	Code and Section Reference: Seattle Municipal Code 22.900 Fee Subtitle; DR 1-2005	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC 3.06.040	
Index: Fee Ordinance – Procedural Requirements	Approved Diane M. Sugimura, Director, DPD	
	Date	

Background

The Fee Subtitle, Chapter 22.900 of the Seattle Municipal Code, prescribes fees for various permits, reviews and inspections. Section 22.900D.010.C specifies that the Director shall determine the value of construction for which a permit is issued. It further specifies that building valuation data from the International Code Council (ICC) and other valuation criteria approved by the Director will be used to determine the value of construction.

On January 1 of each year, the Department adopts the most current and updated BVD table. This assists the Department in keeping its fees in line with market changes; through the use of the regionally modified / current BVD, the Department seeks to avoid the need to make large incremental changes in the fee structure that can occur when inflationary adjustments are not maintained. Since 1998, it has been the Department's policy to adopt the most recent BVD data on an annual basis to calculate the value of construction used in determining a project's fee. The Development Fee Index of Table D-1 of the Fee Subtitle was developed using an assumed +9% increase in the national average BVD. The Department therefore applies the +9% modifier to the national average when calculating each year's BVD.

Rule

Effective January 1, 2006 the Department of Planning and Development shall apply the October 2005 Building Valuation Data (BVD) published by the International Code Council, modified pursuant to the standards outlined in DPD Director's Rule 1-2005. The current data is attached to this Rule on pages 2 and 3.

OCT 2005 ICC BVD W/ WA (9% MODIFIER)											
IBC Occupancy Group		ICBO BVD Uses	I-FR or IA	II-FR or IB	II 1 HR or IIA	II N or IIB	III 1 HR or IIIA	III N or IIIB	IV	V-1HR or VA	V-N or VB
A-1	Assembly, theaters, with stage	Theaters, auditoriums	\$194.50	\$188.24	\$183.86	\$176.29	\$163.93	\$163.06	\$170.73	\$151.88	\$146.41
	Assembly, theaters, without stage	Theaters, auditoriums	\$179.40	\$173.14	\$168.76	\$161.19	\$148.83	\$147.96	\$155.63	\$136.78	\$131.31
A-2	Assembly, nightclubs		\$147.42	\$142.86	\$139.24	\$133.82	\$124.24	\$123.92	\$129.17	\$114.21	\$110.37
	Assembly, restaurants, bars, banquet halls	Restaurants	\$146.33	\$141.77	\$137.06	\$132.73	\$122.06	\$122.83	\$128.08	\$112.03	\$109.28
A-3	Assembly, churches	Churches	\$180.22	\$173.96	\$169.57	\$162.01	\$149.62	\$148.76	\$156.44	\$137.57	\$132.11
	Assembly, general, community halls, libraries, museums	Bowling alleys, libraries	\$149.20	\$142.94	\$137.47	\$131.00	\$117.50	\$117.73	\$125.43	\$105.46	\$101.08
A-4	Assembly, arenas		\$146.33	\$141.77	\$137.06	\$132.73	\$122.06	\$122.83	\$128.08	\$112.03	\$109.28
B	Business	Banks, Medical Office, Office	\$149.97	\$144.53	\$139.93	\$133.39	\$119.43	\$118.69	\$128.29	\$106.66	\$102.55
E	Educational	Schools	\$159.40	\$153.99	\$149.58	\$142.92	\$131.89	\$128.76	\$138.24	\$117.80	\$113.32
F-1	Factory and industrial, moderate hazard	Industrial plants	\$ 91.04	\$ 86.85	\$ 81.75	\$ 79.19	\$ 68.50	\$ 69.59	\$ 75.96	\$ 58.42	\$ 55.40
F-2	Factory and industrial, low hazard	Industrial plants	\$ 89.95	\$ 85.76	\$ 81.75	\$ 78.10	\$ 68.50	\$ 68.50	\$ 74.87	\$ 58.42	\$ 54.31
H-1	High Hazard, explosives		\$ 85.41	\$ 81.23	\$ 77.21	\$ 73.57	\$ 64.14	\$ 64.14	\$ 70.33	\$ 54.06	\$ -
H-2,3,4	High Hazard		\$ 85.41	\$ 81.23	\$ 77.21	\$ 73.57	\$ 64.14	\$ 64.14	\$ 70.33	\$ 54.06	\$ 49.96
H-4	HPM		\$149.97	\$144.53	\$139.93	\$133.39	\$119.43	\$118.69	\$128.29	\$106.66	\$102.55
I-1	Institutional, supervised environment	Convalescent hospitals, homes for the elderly	\$147.84	\$142.80	\$139.01	\$133.41	\$122.46	\$122.42	\$132.49	\$112.66	\$108.19
I-2	Institutional, incapacitated	Hospitals	\$249.60	\$244.17	\$239.56	\$233.02	\$218.55	\$ -	\$227.92	\$205.79	\$ -
I-3	Institutional, restrained	Jails	\$170.37	\$164.93	\$160.33	\$153.79	\$141.18	\$139.35	\$148.68	\$128.41	\$122.12
I-4	Institutional, day care facilities		\$147.84	\$142.80	\$139.01	\$133.41	\$122.46	\$122.42	\$132.49	\$112.66	\$108.19

M	Mercantile	Stores, service stations (mini-marts)
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\$109.78	\$105.22		\$100.51	\$ 96.18		\$ 86.08	\$ 86.85		\$ 91.52		\$ 76.05	\$ 73.30
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R-1	Residential, hotels	Hotels and motels
R-2	Residential, multiple family	Apartment houses
R-3	Residential, one- and two-family	Dwellings
R-4	Residential care, assisted living facilities	

\$148.23	\$143.19		\$139.40	\$133.80		\$122.95	\$122.91		\$132.98		\$113.15	\$108.68
\$124.37	\$119.33		\$115.54	\$109.94		\$ 99.21	\$ 99.17		\$109.24		\$ 89.41	\$ 84.94
\$119.25	\$115.99		\$113.13	\$110.02		\$104.96	\$104.71		\$108.15		\$ 99.99	\$ 94.15
\$147.84	\$142.80		\$139.01	\$133.41		\$122.46	\$122.42		\$132.49		\$112.66	\$108.19

S-1	Storage, moderate hazard	Service stations (canopies & service bays), warehouses
S-2	Storage, low hazard	Public garages, Warehouse

\$ 84.32	\$ 80.14		\$ 75.03	\$ 72.48		\$ 61.96	\$ 63.05		\$ 69.24		\$ 51.88	\$ 48.87
\$ 83.23	\$ 79.05		\$ 75.03	\$ 71.39		\$ 61.96	\$ 61.96		\$ 68.15		\$ 51.88	\$ 47.78

U	Utility, miscellaneous	Residential garage, private garage
		Open carports, decks, piers and floats associated with r-3

\$ 64.24	\$ 60.74		\$ 57.13	\$ 54.28		\$ 47.08	\$ 47.08		\$ 51.23		\$ 38.71	\$ 36.85
\$ 32.12	\$ 30.37		\$ 28.57	\$ 27.14		\$ 23.54	\$ 23.54		\$ 25.62		\$ 19.35	\$ 18.43

NOTES:

FIRE STATIONS are mixed uses, usually including residential and parking, possibly also office.

For PUBLIC BUILDINGS, choose the category that the occupancy most nearly resembles.

EQUIPMENT AIR CONDITIONING and sprinkler add-ons will not be used.